

17-62  
#13000

## WARRANTY DEED

008434

NO TRANSFER  
TAX PAID

ROBIN A. COSGROVE of Waterville, Kennebec County, State of Maine, (being unmarried) for consideration paid, grants to ROBIN A. COSGROVE and JEFFREY M. PELLERIN, both of Waterville, Kennebec County, State of Maine with warranty covenants, as joint tenants, the land, together with any buildings thereon, situated easterly of the West River Road, in Waterville, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a steel pin to be set on the northerly side of a proposed right-of-way with an identification cap marked "Thomas Wendell RLS No. 1266", said pin to be located S 60° 53' E a distance of 40.0 feet, more or less, from the southeast corner of land of Arthur L. and Margaret H. Hanson as recorded in Kennebec Registry of Deeds, Book 2789, Page 180; thence on a 1988 magnetic bearing of N 42° 38' E a distance of 176.7 feet, more or less, to a steel pin and land of Edward J. and Shelley B. Ronco as recorded in said Registry, Book 2684, Page 267, said pin marking the northeast corner of land of said Hansons; thence S 60° 54' E along land of said Ronco a distance of 98.6 feet, more or less, to an iron pipe marking the southeast corner of land of said Ronco; thence continuing S 60° 54' E along land retained by Gerald J. and Mae Marie Hart a distance of 108.9 feet, more or less, to a steel pin to be set with an identification cap marked "Thomas Wendell RLS No. 1266"; thence S 48° 10' W along the land of said Harts a distance of 121.9 feet, more or less, to a point; thence continuing S 48° 10' W along the land of said Harts a distance of 60.0 feet, more or less, to a steel pin on the northerly line of a proposed right-of-way to be set with an identification cap marked "Thomas Wendell RLS No. 1266"; thence N 60° 53' W along a proposed right-of-way a distance of 189.5 feet, more or less, to a steel pin to be set and the point of beginning.

Together with a right-of-way in common with others from the easterly side of the West River Road, easterly along the southerly line of said land of Hanson and along the southerly side of the herein described parcel. Said right-of-way to be 57 feet, more or less, in width for the purpose of ingress, egress and the installation and maintenance of utilities as deemed necessary by the within Grantees. Grantees shall pay their proportionate share of the costs of maintaining said road.

The herein described parcel contains approximately 34,110 square feet, more or less. Said parcel is shown as Lot 1 on plan entitled "Two Lot Subdivision for Gerald J. and Mae Marie Hart" by Rowe & Wendell, Engineering & Surveying, dated July 18, 1988, recorded in said Registry, File No. D-88164.

Also, another certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at a steel pin on the northerly side of a proposed

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right-of-way, said pin marking the southeast corner of land belonging to Arthur L. and Margaret H. Hanson as recorded in Kennebec Registry of Deeds, Book 2789, Page 180, said pin being approximately 250 feet, more or less, easterly of the easterly line of the West River Road; thence on a 1988 magnetic bearing N 54° 26' E along land of said Hanson a distance of 190.1 feet, more or less, to a steel pin found on the southerly line of land of Edward J. and Shelley B. Ronco as recorded in said Registry, Book 2684, Page 267, said pin also marking the northeast corner of land of said Hanson; thence S 42° 38' W along the first above-described parcel a distance of 176.7 feet, more or less, to a steel pin set on the northerly side of a proposed right-of-way with an identification cap marked "Thomas Wendell RLS No. 1266"; thence N 60° 53' W along the northerly line of the proposed right-of-way a distance of 40.0 feet to a steel pin and the point of beginning.

The herein-described parcel contains 3,435 square feet, more or less.

Reference is also made to plan entitled "Two Lot Subdivision for Gerald J. and Mae Marie Hart" by Rowe & Wendell, Engineering & Surveying, dated July 18, 1988, recorded in said Registry, File No. D-88164.

Reference is made to deed of Thomas J. Pollard to Robin A. Cosgrove (f/k/a Robin A. Pollard) of recent or even date herewith and to be recorded in Kennebec County Registry of Deeds.

This conveyance is subject to a mortgage to Kennebec Federal Savings and Loan Association, which shall be assumed and paid by Grantee.

WITNESS my hand and seal this 3rd day of April, 1992.

Robin A. Cosgrove  
Robin A. Cosgrove

STATE OF MAINE  
COUNTY OF KENNEBEC

April 3, 1992

Then personally appeared the above-named Robin A. Cosgrove and acknowledged the foregoing instrument to be her free act and deed,  
Before me,

David R. Whittier  
Notary Public/Attorney-at-Law

Printed Name:



**DAVID R. WHITTIER**  
**MY COMMISSION EXPIRES:**  
**AUGUST 31, 1993**

RECEIVED KENNEBEC SS.  
1992 APR 10 AM 9:00  
ATTEST: Thomas R. [Signature]  
REGISTER OF DEEDS